



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account 660013405 Parcel ID 22N16E-13-1-00000-000-0000 Cadastral ID 13-22-16-02200 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 75 - SEQUOYAH/FOYIL FD Name ID 37154 EMANUEL, GERALD B 15371 S 4187 RD CLAREMORE OK 74017-0000 Parcel Location Situs 15371 S 4187 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 13 / 22 / 16 / 1 Neighborhood 6050 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-11-18\IMG_001 11/21/2022</p>														
Legal Description Lat/Long: 36.38848217 -95.54539850																			
N2 S2 SE NE					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000															
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.310	Current Tax										
Remove Cap	0	Land Value	114,363	77,308	11%	8,504	Assessed	19,473	1,972.81										
Year Frozen	2022	Improvements	147,510	99,716		10,969	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-89.00										
TIF Project ID	0	Total Value	261,873	177,024		19,473	Total Taxable	18,473	1,884.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660013405	EMANUEL, GERALD B			75	257,241	1000	18,473	1,885.00										
2024	2024-660013405	EMANUEL, GERALD B			75	267,039	1000	18,472	1,895.00										
2023	2023-660013405	EMANUEL, GERALD B			75	192,726	1000	18,473	1,937.00										
2022	2022-660013405	EMANUEL, GERALD B			75	193,027	1000	18,473	1,978.00										
2021	2021-660013405	EMANUEL, GERALD B			75	201,584	1000	17,906	1,864.00										
2020	2020-660013405	EMANUEL, GERALD B			75	202,405	1000	17,355	1,874.00										
2019	2019-660013405	EMANUEL, GERALD B			75	180,582	1000	16,820	1,801.00										
2018	2018-660013405	EMANUEL, GERALD B			75	186,492	1000	16,302	1,755.00										
2017	2017-660013405	EMANUEL, GERALD B			75	185,155	1000	15,797	1,691.00										
2016	2016-660013405	EMANUEL, GERALD B			75	181,185	1000	15,308	1,636.00										
2015	2015-660013405	EMANUEL, GERALD B			75	175,131	1000	14,833	1,614.00										
2014	2014-660013405	EMANUEL, GERALD B			75	177,816	1000	14,372	1,587.00										
2013	2013-660013405	EMANUEL, GERALD B			75	169,286	1000	13,924	1,501.00										



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Lot Data	Square-Foot - NBHD 6050 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	10	
Non-Ag Acres	9.877	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	430,243.00 x .27 = 114,363	
Factor Value		
Adjustments	1.0000	
Lot Value	114,363	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Stone 70% Frame, Siding, Wood
Base/Total Area	1,880 / 1,880
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,880
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1970 / 42



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	210,799	112.13	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	104.78	Total Misc Impr	+	11,068			
Roofing Adj	+ 4.76	Garage Cost	+	17,775			
Subfloor Adj	+ -2.26	Total RCN	=	265,779			
Heat/Cool Adj	+ 12.64	Depreciation (48%)	-	127,574			
Plumbing Adj	+ 6.11	Lump Sums	+	6,082			
Basement Adj	+ 0.00	RCNLD	=	144,287			
Adj Base Cost	= 126.03	Lot Value	+	114,363			
Total Area	x 1,880	Indicated Value	=	258,650			
Adjusted Cost	= 236,936	Value Per SqFt		137.58			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	144,287		
Lot Value	114,363		
Indicated Value	258,650	137.58	Per SqFt
Agland Value			
Site Improvements	3,223		
Total Value	261,873	139.29	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
CPDT	CARPORT - DETACHED	32258	24x20		480	11.36		5,453
WODO	WOOD DECK - OPEN	32259	18x16		288	17.60	40%	3,041
WODO	WOOD DECK - OPEN	32260	18x16		288	17.60	40%	3,041



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			900
	Qual 3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 900)	9,432		9,432	6,602	2,830
	STF	STG FAIR	0x0x0			140
	Qual 2	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 140)	655		655	262	393
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)	25,000		25,000	25,000	